



Pinewood Gardens,
North Cove, Beccles



**MUSKER
McINTYRE**
ESTATE AGENTS

Beccles - 3.9 Miles
Lowestoft - 7.4 Miles
Norwich - 20.9 Miles
Southwold - 10.7 Miles

An immaculately presented, deceptively spacious Three Bedroom, Detached Family Home, situated in the popular Suffolk Village of North Cove. The property boasts a superb corner plot with ample parking and a garage. Whilst the landscaped gardens front and back complement this home. Internally the generous accommodation provides a 19.ft sitting room, dining room, kitchen and ground floor w/c whilst on the first floor we find three generous bedrooms and bathroom. Viewing is essential to appreciate the space and position on offer.

Property

Entering the property via the front door we are welcomed into this family home by the entrance porch which provides a superb space for our coats and boots whilst a door opens to the ground floor cloakroom. From here we step into the hallway where our stairs rise to the first floor and doors lead to both the sitting room and dining. To our left we enter the sitting room where the feeling of space and superb natural light that flows throughout the property is instantly apparent. A large window looks to the front aspect whilst French doors open to the delightful decking area. A feature gas fire offers a cosy focal point to the room whilst a second high level window adds to the natural light. Back in the hall we pass the stairs and head into the dining room, a second spacious reception room which flows seamlessly into the kitchen. Two cupboards offer superb storage whilst a window looks onto the driveway. At the rear we step into the kitchen which is finished to a superb standard. A range of modern wall and base units boast a fitted oven and gas hob, integral dishwasher and fridge. Space is made for the washing machine whilst a ceramic sink is set below a window looking onto the rear garden, a door opens to the decking area perfect when summer entertaining. Climbing the stairs to the first floor we pass a large window as we step onto the landing. At the head of the stairs we find a generous single bedroom looking to the rear whilst at the front the bathroom echoes the finish throughout. A white suite offers a bath with shower over, wash basin and w/c. A handy cupboard is set over the stairs. Back on the landing we find a large cupboard and the two double bedrooms. At the front the master bedroom offers a superb almost square room accommodation the expected furnishing whilst at the rear the second generous double room enjoys a view of the garden. This completes the accommodation.









Outside

The property sits on a generous corner plot at the head of this small housing estate. From the road we access the property via an extensive drive and turning area that offers exceptional off road parking and provides access to the garage, the front of the property and gated access to the rear garden. The drive is laid to attractive Chelsea set blocks which contrast against the immaculate front garden which is laid to lawn and framed planted borders. A low set wall forms the front boundary. At the rear we step into the stunning garden space which enjoys a south westerly aspect. The garden is laid to lawn with a continuation of the block work forming a path to the rear of the house which leads to the garden shed. Established bushes frame the lawns with a variety of planted borders filling the space with colour and scent. From both the kitchen and sitting room we step onto a large area of composite decking providing the perfect extension to the house when summer entertaining. A retractable canopy offers shade when needed. The garage and shed benefit from an electric connection.

Location

The property is located in the Suffolk Village of North Cove, only a few miles from the town of Beccles and the Suffolk coastline by road or regular bus routes. A full range of amenities can be found in Beccles, which is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.
Mains Water.
Mains Drainage.
Gas Fired Central Heating.
Energy Rating: TBA

Local Authority:

East Suffolk Council
Tax Band: C
Postcode: NR34 7PQ

Tenure

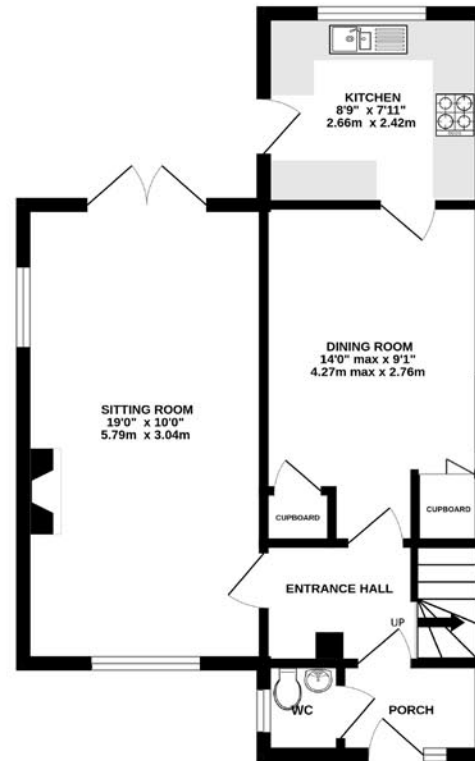
Vacant possession of the freehold will be given upon completion.

Agents' Note

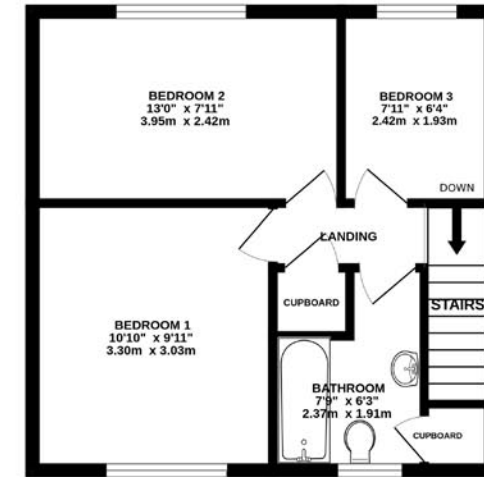
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Offers Over: £300,000

GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.